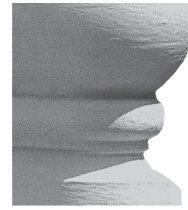
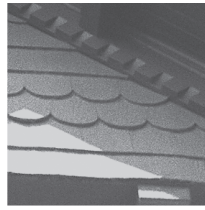


# PRESERVATION JOURNAL OF SAINT PAUL

A PUBLICATION OF HISTORIC SAINT PAUL



CELEBRATE HERITAGE | RENEW NEIGHBORHOODS | STRENGTHEN COMMUNITY

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VOLUME 6, ISSUE 1

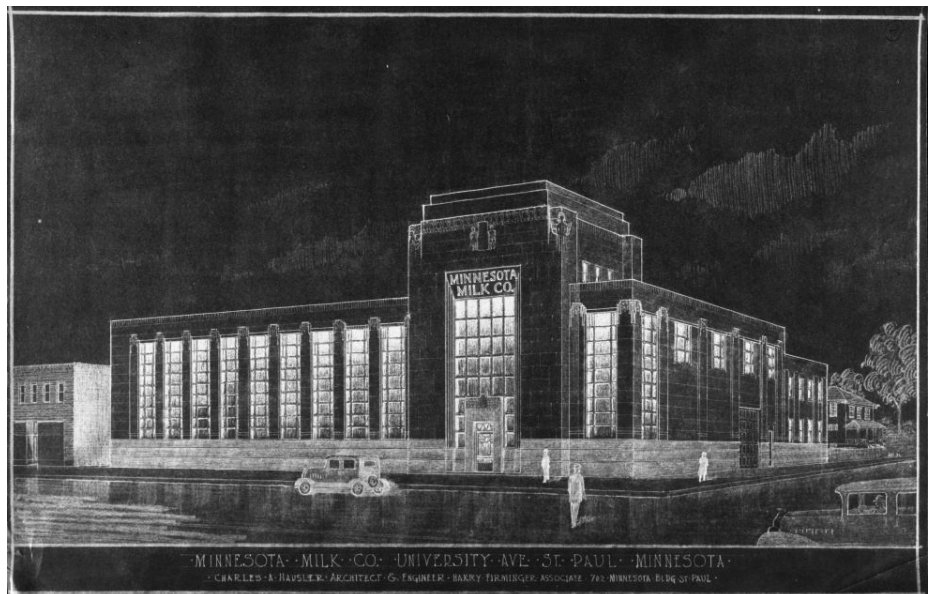
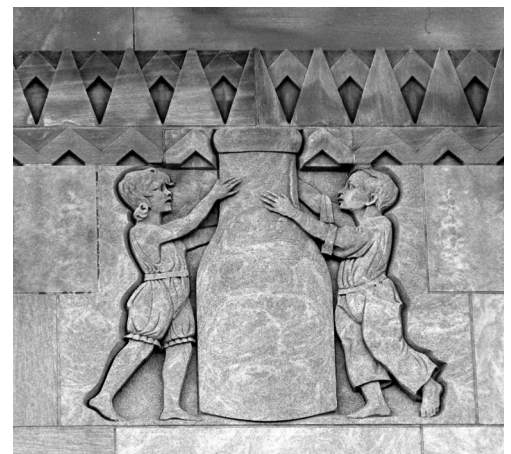
## THE MINNESOTA MILK COMPANY ART DECO ON THE AVENUE

BY MICHAEL KOOP

In 2006, St. Paul-based Old Home Foods closed its production plant located on the southeast corner of University and Western Avenues. The 46,000 square-foot building is currently for sale ([www.ctmt.com](http://www.ctmt.com)).

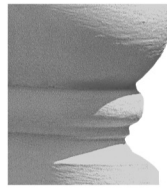
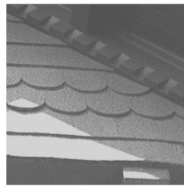
Originally built in 1912 as a two-story brick building for the Minnesota Milk Company, the structure was designed by Charles H. Berger and featured a large cow emblem above the entrance flanked by a pair of enormous milk bottles. In 1932, architect Charles Hausler updated the building in a sleek Art Deco design. The new design included a stepped entrance tower at the corner, at the top of which is a bas-relief sculpture of a young girl and boy—which the company's advertising christened "Miss Polly Plump" and "Master Henry Husky"—embracing a large milk bottle. Hausler covered the walls with cut stone and a polished black granite base from Cold Spring Granite Company, highlighted the cornice with chevron and zigzag motifs, replaced the wood windows with steel sash, and installed terrazzo floors. Among other notable accomplishments, Charles A. Hausler (1889-1971) had served as St. Paul's first City Architect (1914-22), during which he designed numerous schools and libraries, including the Beaux-Arts style Arlington Hills, Riverview, and St. Anthony Park branch libraries, all built in 1916-17.

The Minnesota Milk Company Building, like dozens of other historic buildings on University Avenue within the Central Corridor light rail transit (LRT) line, is neither designated as a local landmark nor listed in the National Register of Historic Places. Most commercial buildings in the Corridor are modest two-story, early 20th-century vernacular brick structures that fail to meet official criteria as individual landmarks, which raises concerns about their fate as light-rail construction and redevelopment efforts move forward.



Minnesota Milk Company building, 1932. Charles Hausler Papers, Northwest Architectural Archives, University of Minnesota Libraries. Above: Sculptural detail. Photo by Michael Koop.





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## LETTER FROM THE PRESIDENT

Dear Supporters of Historic Saint Paul:

As we mark the Sesquicentennial of Minnesota statehood this year, Historic Saint Paul also reaches a major milestone—our 10th anniversary. With your help we have accomplished great things since 1998:

- The Restore Saint Paul loan program has leveraged over \$1.4 million for historic residential and commercial rehabilitations in moderate and low-income neighborhoods.
- Thousands of copies of our six *Tour Saint Paul* neighborhood guides have been distributed and have bolstered revitalization along historic commercial corridors.
- Our “Preservation Talks” have brought people together to discuss strategies for preservation-based solutions to problems such as vacant housing.
- Advocacy efforts have built public support for the preservation of landmarks such as the Hamm and Schmidt breweries, the Palace Theatre and the Payne Avenue State Bank Building.

PLEASE JOIN US FOR OUR 10TH ANNIVERSARY CELEBRATION ON FRIDAY, MAY 16TH at Cass Gilbert’s Lightner House at 318 Summit Avenue. Our hosts Richard and Nancy Nicholson will graciously open their newly renovated house for a celebration that will benefit the work of Historic Saint Paul. The fundraising event will feature cocktails, appetizers, live music and comments from Historic Saint Paul’s founding board members.

And, as we celebrate our first ten years, we look forward to the future with new enthusiasm, in part because of a new CHALLENGE GRANT from the Katherine B. Andersen Fund of the Saint Paul Foundation. This grant will match all new and increased gifts to Historic Saint Paul (up to \$20,000) in 2008. Over the past two years, individual and corporate contributions to Historic Saint Paul have increased over 50 percent. We hope to build on this momen-

tum—and the excitement generated by the challenge grant—to raise over \$65,000 this year. With your help, Historic Saint Paul can continue its vital work in neighborhood revitalization, cultural heritage education, and preservation advocacy.

Philip Waugh, President, and  
Carol Carey, Executive Director  
Historic Saint Paul

**VISIT OUR NEW WEBSITE  
TODAY AND MAKE A  
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[WWW.HISTORICSAINTPAUL.ORG](http://WWW.HISTORICSAINTPAUL.ORG).**



# CENTRAL CORRIDOR AND HISTORIC PRESERVATION



L: Participants at the Central Corridor Resource Center

Nearly 100 people gathered on March 5 at the Central Corridor Resource Center on University Avenue, to learn how cultural resources—from National Landmarks to vernacular buildings—figure into Central Corridor light rail transit (LRT) planning and to share their thoughts on how these resources might be integrated into LRT Station Area Planning.

Brian McMahon of University UNITED and Steve and Nancy Bailey from Hamline Midway History Corps created the macro and the micro contexts for the evening. McMahon delivered a rapid overview of University Avenue's long and varied relationship with transportation, from its early associations with oxcarts and the Territorial Road network to more contemporary associations with Saturday night cruising around Porky's Drive-In near Iris Park. The Baileys took the audience off the avenue and into the diverse neighborhoods that grew to north and south.

Speakers from the City of Saint Paul, Metropolitan Council, Minnesota Department of Transportation, and Hess, Roise and Company provided background on LRT and the land use planning processes that are already underway and the regulatory context, which protects designated properties and properties eligible for designation.

The workshop, sponsored by Historic Saint Paul, ended with several lively small group discussions focusing on the areas around the currently proposed stations: Westgate, Raymond, Fairview, Snelling, Hamline and Lexington, Victoria and Dale, and Western and Rice. Participants were asked to identify structures they thought

worthy of consideration, historic and cultural themes that might be captured in a brief history of the station area, and strategies for preserving and interpreting the themes and resources.

Regrettably, there was not enough time in one evening to collect all the knowledge and suggestions of the participants. The University Avenue History Group has recognized the need further collect information about

the history of University Avenue. Their website (which is currently under construction) is intended to be a dynamic, community-based resource for historical maps, information and photos of University Avenue. Visit them online at [www.universityavenuehistory.com](http://www.universityavenuehistory.com).

## MYSTERIES OF THE CENTRAL CORRIDOR

BY ALEAH VINICK

The venerable music bar at 1601 University Avenue near the corner of Snelling hasn't always been known as the "Turf Club." As early as the 1920s, it was Hove Food Market, Inc. Groceries. Next door, however, two men were operating a pool hall named for themselves—Kirch and Gillis. At some point after Prohibition ended in 1933, they took over the food store and converted it into a bar with the same name. Perhaps the

most notable event in the bar's history took place during this period, a three-alarm fire in November 1942. Its cause was mysterious, though officials thought it wasn't of "incendiary origin." A local newspaper report did note that the fire was difficult to extinguish because of exploding liquor bottles. No one was injured except for 79-year-old Mrs. Julia A. Kehne, who tripped over a fire hose the next day. By 1944, the bar had re-opened as Kirch & Gillis Beverages. The two men were its proprietors until it became Kirch & Gillis Café, serving lunches and dinners with dancing, entertainment and new owners.

About 1950, the bar changed hands again, and a new name emerged—the Turf Club, a name thought to derive from the stables, racetrack, and clubhouse built nearby in 1881 by Norman Kittson, merchant and one-time mayor of Saint Paul. "Kittson-dale," as this racing empire was called, was demolished in 1942. The bar was a community meeting place during the 1950s, with a meeting room called "The Lion's Den" reserved for meetings of the Midway Lion's Club.

According to the website [tcmusic.net](http://tcmusic.net), the Turf Club had a "reputation as the Twin Cities' foremost place for country two-stepping long before line dancing became a pop-culture phenomenon." It's known today as the "best remnant of the 1940s," and one of the Twin Cities' most popular venues for live music.



Kirch and Gillis Night Club after fire, 1601 University, St. Paul, 1942. Minnesota Historical Society photo

# HAMLINE MIDWAY HISTORY CORPS

BY ANNE LEVIN

The Hamline Midway History Corps was founded in 2005 with a mission to collect and share neighborhood history and advocate for local architectural preservation and restoration. To engage the neighborhood in local history, the History Corps has organized a variety of programs including the History Corps Speaker Series with topics highlighting the intersection of our neighborhood's past history and present day activities. A Neighborhood History Day featured scrapbooks of almost 90 years of Hamline people and Hamline Branch Library history, an oral history station, and members' research projects. Other History Corps activities include a history and tour of the Hamline United Methodist Church and a walking tour of the Newell Park neighborhood. The History Corps' website, [www.hamlinemidwayhistory.org](http://www.hamlinemidwayhistory.org), is a central place to document the history of the Hamline Midway neighborhood and to communicate information about the History Corps and other historical organizations and events.

The History Corps is involved in an exciting project exploring neighborhood identity through the history of the area once known as "Hamline Village." One offshoot of this project has been the archaeology program started by Prof. Brian Hoffman of Hamline University. This past fall, Hoffman and his students began a dig on the grounds of Hamline United Methodist Church on Englewood. The original church, designed by Clarence Johnston, had burned down in a dramatic fire on Christmas Eve, 1925. The dig uncovered the foundation of the church and fragments from the fire, and from this the students went on to do research about the neighborhood and church. For a future dig site, History Corps founder Phil Reinhardt has been seeking the site of the Hamline Train Depot as one of the earliest structures to mark the beginnings of Hamline Village. The Hamline Village History Project, as much as it hopes to explore and explain the past, also continues the strong sense of community between residents, businesses, and institutions that are the foundation of the Hamline Midway neighborhood.



Mary Bakeman's presentation on the history of the Hamline United Methodist Church and its neighborhood connections at a church history and tour for the History Corps, December 2006. Photo copyright Hamline Midway History Corps

Stained glass fragments recovered during excavations of original Hamline United Methodist Church, 2007. Photo copyright Brian Hoffman





# FIRE STATION CELEBRATES CENTURY OF SERVICE



BY ANDREW HINE

When the Saint Paul Fire Department builds its newest station at the corner of West 7th Street and Randolph Avenue next year, its oldest will be vacated. The firefighters of Station 10 (Randolph and Bay), built in 1885, will move into the new facility with Station 1 (West 7th Street and Grand Ave., 1965). The distinction of oldest active station in Saint Paul will then belong to Station 18 which turns 100 years old this year.

The station still dominates the northwest corner of University Avenue and St. Albans St. The original curving arched doors were modified at some later point to accommodate larger fire equipment, and the scars are still obvious on the south façade. Nearly every station built before 1910 has had its doorways modified. Saint Paul Fire Department was probably acquiring its first horseless fire engines right about the time Station 18 was completed. This University Avenue station served as a model for two other stations built in the ensuing two years. The station at 91 N. Snelling Avenue was used by the department until 1982 and now houses dentist offices. Its smaller counterpart (Station 21) on Ohio Street on the West Side served the department until 1943 and has since housed a VFW, a gymnasium, and presently a shipwright and photographer.

The next station chronologically that is still standing is Station 20 at University Avenue and Vandalia Street, and by this time—1920—the automotive age was well under way, and so its doors were built wide enough to accommodate motor vehicles. Station 20 will turn 100 just about the time—2020—when the light rail line may begin running in front of it. Development of the LRT offers new potential—or threats—to these invaluable historic resources. For images of these and other city fire stations, see [www.historicsaintpaul.org](http://www.historicsaintpaul.org), and *St. Paul Fire: A History, 1856-1994*, by Richard L. Heath.



Saint Paul Fire Station 18,  
photos by Andrew Hine





# 3M PLANS TO DIVEST THE BUILDINGS THAT SHAPED ITS LEGACY— AND SAINT PAUL'S HISTORY



Photo courtesy 3M Company

BY ROBERT ROSCOE

This former 3M headquarters building, known as Building 21, is for sale, as are 20 other structures in the company's East Side Saint Paul industrial complex that is being phased out of the worldwide corporation's industrial holdings.

Building 21 is the most architecturally interesting in the group, presented with finesse and simplicity by its architects, Toltz, King and Day, working with Albert Kahn Associates of Detroit. Albert Kahn, who died in 1942, the year after Building 21 was completed, was a master of industrial architecture whose other local work includes the Highland Park Ford plant. Disregarding the temptation of his contemporaries to "romanticize the machine" by outfitting factories with classical touches, the structures Kahn designed for the emerging need of 20th-century technology expressed technology's need for function with efficiency and organization.

Originally known as Minnesota Mining and Manufacturing, the company that was to become 3M moved from Two Harbors, MN to St. Paul in 1910 and built its first

building (for manufacturing sandpaper) just north of East Seventh Street along Forest Avenue. As 3M expanded its manufacturing base, it eventually added state-of-the-art research facilities in an industrial campus extending from Arcade Street to Earl Street. In the early 1960s, 3M began to shift its corporate base to Maplewood,

and later expanded around the world.

The future of the 3M complex that has so decisively shaped the Eastside for nearly 100 years remains unclear, although Eastside and Dayton's Bluff neighborhood groups are beginning to study the issues and possible re-use or redevelopment of the complex.



Building 21, former 3M Headquarters Building, Toltz, King and Day, with Albert Kahn, 1941.  
Photo Bob Roscoe



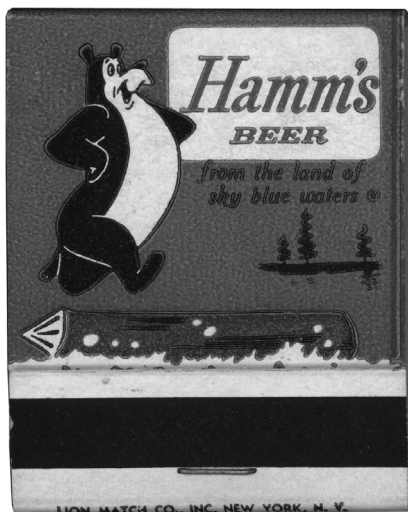
## BOTTOMS UP!

*Land of Amber Waters: The History of Brewing in Minnesota*

University of Minnesota Press, 2007

BY PAUL SINGH

Every now and then, it seems that Saint Paulites want to project a refined image. The oft-used moniker “last city of the East” conjures up visions of grand public squares, tree-lined winding streets, and Baroque domes. To be sure, Saint Paul displays some of these old-world qualities in certain places—Rice Park, Tangletown, the Cathedral. But the truth comes out in our neighborhood bars: This is not a place for fancy cocktails or Champagne; Saint Paul is a beer town. If we want something exotic we can order a Grain Belt Premium, imported all the way from New Ulm.



Rather than be ashamed of our seemingly simple tastes, Saint Paulites should take pride in our preference for water, grain, hops and yeast. This point is reinforced by *Land of Amber Waters: The History of Brewing in Minnesota* by Doug Hoverson. This authoritative source on the history of the Minnesota brewing industry highlights the critical role of beer in the development of our city and identity.

According to Hoverson, the development of Saint Paul has always been linked to the production (and consumption) of beer. Ten years prior to statehood, Anthony Yoerg built Minnesota's first brewery on the city's river bluffs. Saint Paul's location on the Mississippi River made it the ideal location to export beer. Hoverson points out that Stahlmann Brewery was exporting beer as far as Memphis before the Civil War.

In the late 1800s, more than 25 breweries started up in Saint Paul (although most

were not long-lived). By the 20th century, several Saint Paul breweries were gaining national reputations. Stahlmann (later Schmidt) and Hamm breweries would eventually rank in the top ten in the nation. Saint Paul could rightfully claim the title of brewing capital of Minnesota, and today, thanks to relative newcomers Summit and Flat Earth breweries, the city continues to lead the state.

Reading *Land of Amber Waters* is like sipping an Imperial Ale: it is meant to be savored. In addition to the comprehensive text, the book is rich with handsome images of Minnesota brew-iana. Hoverson traversed the state to meet with local collectors, historians, and beer-enthusiast organizations to record their knowledge and photograph their memorabilia (with help from photographer Bob Fogt). Reproductions of advertisements, logos from discontinued brands, and a myriad of bottles and cans testify to the state's vibrant beer culture.

So next time you are idling at the pub, order that pilsner with pride. You are supporting a long held Saint Paul tradition. Cheers!

On April 10th, Historic Saint Paul hosted a “history happy hour” with Doug Hoverson, the author of *Land of Amber Waters*. Using images from the book, Hoverson related the history of the beer industry in Saint Paul. Following his remarks, representatives from the Asian Pacific Cultural Center and Brewtown, LLC discussed their plans for the redevelopment of the Hamm and Schmidt breweries, respectively. Attendees enjoyed beer and mixed nuts courtesy of Historic Saint Paul's co-sponsors, Summit Brewery and the Bergin Fruit Company.

## FROGTOWN BRICK HOUSES

BY BOB ROSCOE

Settlement of Frogtown—known officially as Thomas-Dale—began in the 1860s. Later in the 19th century, the Great Northern Railroad built its yards and shop buildings nearby, which attracted related industries



A Frogtown classic

and spurred residential development. Polish, Scandinavian, German, and Irish immigrants built modest-sized houses on small lots in this area.

Frogtown contains an unusually high number of brick houses, most of them located within a 20-block area in the center of the neighborhood, bounded by Como, Western, Sherburne Avenues and Dale Street. Typically, these houses are built with wood frames clad by a single layer of bricks—a method called veneer brick. These structures often appear side-by-side with houses clad with wood siding, and the two types share such vernacular features as steep roofs, front-facing gables, and open porches. Almost all of these houses date before 1900. The small lots, narrow house-front widths, and mix of brick and wood-sided structures contribute to the rhythms that give an architectural continuity to neighborhood.

The house types vary from two-story, to one-and-a-half-story cottage style, to duplexes. Many have been altered through the years: porches filled in with storm windows or wood siding, red brick covered by paint or stucco, and window openings changed. Here and there, however, an original red-brick façade, complete with Victorian gingerbread front porch, catches the eye, lending an unfaded beauty and charm to the street.

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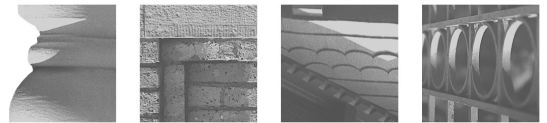
- THE MINNESOTA MILK COMPANY
- FIRE STATIONS
- CENTRAL CORRIDOR WORKSHOP
- HAMLINE MIDWAY HISTORY
- 3M EAST SIDE CAMPUS
- THE TURF CLUB



Check out the Historic Saint Paul “portal” on PLACEOGRAPHY, a “wiki”—like Wikipedia—where you can share the history of and stories about a house, building, farmstead, public land, neighborhood or any place to which you have a personal connection. Placeography is a website like no other, and it’s growing in scope and depth every day.

Cathedral Hill resident Patricia Hampl (right, bottom) has happily bought more than a dozen Historic Saint Paul photo cubes as gifts for friends. Selby Avenue baker Bonnie Alton’s Great Harvest Bakery always has a supply of cubes for sale, in addition to fabulous bread, sandwiches, and treats.

**HISTORIC SAINT PAUL**  
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And if you want to buy five or more cubes, Historic Saint Paul board members will be happy to make house calls!